

Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: 3.4.5.F and 1.5.8 (Pedestrian Access) and 3.2.5.F and 1.5.9 (Transparency). See attached Exhibit A. Provide an explanation of the alternate requested, along with an applicant's statement of the findings <hr/> Provide all associated case plan numbers including zoning and site plan: 574240, SR-102-18	Transaction Number


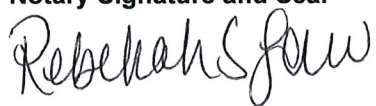

Property Address 1541 Sunday Drive		Date February 21, 2019
Property PIN 0784061256	Current Zoning IX-3-PL	
Nearest Intersection Trinity Road and Sunday Drive		Property size (in acres) 1.62 acres
Property Owner MMIC-TL Inc., Partners II, LLC	Phone	Mail
	Email	
Project Contact Person Isabel Worthy Mattox	Phone 919-828-7171	Mail PO Box 946, Raleigh, NC 27602
	Email isabel@mattoxlawfirm.com	
Property Owner Signature	Email	
By:  Name & Title: Jason G. Sander, CEO		
Notary Sworn and subscribed before me this <u>20</u> day of <u>February</u> , 20 <u>19</u>	Notary Signature and Seal  	

Exhibit A

to

Administrative Alternates

Property: 1541 Sunday Drive
Property Owner: MMIC-TL Inc., Partners II, LLC

REQUIREMENT: Section 3.4.3.F requires Primary Street facing entrance and direct pedestrian access between public sidewalk and primary street facing entrance. The Primary Street for this development has been determined to be Sunday Drive.

Section 1.5.8.A Pedestrian Access – Intent:

1. The street-facing entrance regulations are intended to concentrate pedestrian activity along the street edge and provide an easily identifiable and conveniently-located entrance for residents, visitors and patrons accessing a building as pedestrians from the street.
2. Access points should be located or identified in a manner visible to the pedestrian from the street and be accessible via a direct path.

Section 1.5.8.C Pedestrian Access - Administrative Alternate Findings:

1. **Required Finding:** The approved alternate meets the intent of the street-facing entrance regulations.

Response: The project includes the installation of sidewalks along Trinity Road and Sunday Drive. There will be entry points from each of those streets providing access from the streets to the building. Building entrances will be emphasized with projecting entryways, signage and lighting, making the entrances easily identifiable. Each entry point will also include a pedestrian path striped for safety and clarity and which will channel pedestrian traffic from the sidewalks to the building entrances, away from the dedicated drive-through lane.

The pedestrian entry closest to Sunday Drive effectively functions as an entry facing Sunday Drive. The entrance to the canopied area faces Sunday Drive and this entry features a projecting canopy, stone columns and restaurant signage which clearly announce the pedestrian entrance from Sunday Drive, the Primary Street.

2. **Required Finding:** The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Policy T 5.2 Incorporating Bicycle and Pedestrian Improvements - All new developments, roadway reconstruction projects, and roadway resurfacing projects in the City of Raleigh's jurisdiction should include appropriate bicycle facilities as indicated in the Recommended Bicycle Network of the 2008 City of Raleigh Bicycle Transportation Plan.

Response: This project will include the provision of bike lanes and bike racks.

Policy T 5.3 Bicycle and Pedestrian Mobility - Maintain and construct safe and convenient pedestrian and bicycle facilities that are universally accessible, adequately illuminated, and property designed to reduce conflicts among motor vehicles, bicycles, and pedestrians.

Response: *The proposed development includes well marked pedestrian paths and provides bike racks and has been planned to minimize conflicts between pedestrians and vehicles.*

Policy T 5.10 Building Orientation - All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.

Response: *Walkways between the public sidewalk and building entrances will be well-marked and accessible.*

3. **Required Finding:** The pedestrian access point is easily identifiable by pedestrians, customers and visitors.

Response: *As stated above, pedestrian access points will be clearly identified with projecting entry elements, dedicated walkways, signage and enhanced lighting.*

4. **Required Finding:** Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance.

Response: *The entry point on Sunday Drive will feature a projecting canopy area. The entry point on Trinity Road features a vestibule which projects toward the street. Both entries are emphasized with signage and enhanced lighting.*

5. **Required Finding:** The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.

Response: *Pedestrian access has been designed in a way which will avoid conflicts with vehicular traffic. Signage and pavement striping will alert motorists to the presence of pedestrians, making pedestrian traffic safe and convenient.*

REQUIREMENT: Section 3.2.5.F requires 20% transparency for street-facing facades for a General Building type in IX zoning.

Section 1.5.9.A Transparency – Intent:

The transparency requirements are intended to lend visual interest to street-facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

Section 1.5.9.C Transparency – Administrative Alternate Findings:

1. **Required Finding:** The approved alternate meets the intent of the transparency requirements.

Response: *The building wall facing Sunday Drive meets the intent of the requirement by providing visual interest through the inclusion of multiple materials, architectural elements and differing brick patterns.*

2. **Required Finding:** The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Policy UD 1.3 Creating Attractive Facades - Well-designed building facades, storefront windows, and attractive signage and lighting should be used to create visual interest. Monolithic or box-like facades should be avoided to promote the human quality of the street.

Response: *When the proposed building is considered as a whole and the building function as a restaurant is recognized, the building includes attractive facades with pedestrian scaled features such as colorful awnings and signage and lighting which will appeal to and energize the neighborhood, particularly at meal times and in advance of big events at nearby entertainment facilities.*

Policy UD 1.2 Architectural Features - Quality architecture should anchor and define the public realm. Elements of quality architecture include architectural accents and features conducive to pedestrian scale and usage, such as a distinct base, middle, and top (for high-rise buildings); vertical and horizontal articulation; rooflines that highlight entrances; primary entrances on the front façade; transparent storefront windows and activated uses on the ground floor; and corner buildings with defining landmark features.

Response: *The Sunday Drive elevation features a projecting canopy with signage announcing the pedestrian entrance, horizontal roof cap and horizontal brick soldier band of a different color in the middle of the façade. In addition, this side includes four vertical stone columns, gooseneck lamps, red signage, and a red service door with a red awning, providing pedestrian interest.*

Policy UD 4.10 Improving Pedestrian Safety - Improve pedestrian safety by providing clear transitions between vehicular and pedestrian areas through landscaping and other streetscape improvements.

Response: *The pedestrian paths from the sidewalks will be striped and signage alerting motorists to pedestrian traffic will enhance safety.*

Policy UD 6.3 Pedestrian Scale Lighting - Ensure that pedestrian-scale lighting is provided as a means of providing a safe and visible pedestrian realm as well as establishing a theme or character for different streets and neighborhoods.

Response: *Gooseneck wall-mounted lighting creates a pedestrian feel. Other lighting enhances safety for motorists and pedestrians.*

3. **Required Finding:** The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

Response: *The following additional materials and elements have been added to the entry point facing Sunday Drive:*

1. *Brick columns changed to stone (similar to Capital Boulevard, New Bern Avenue, etc.).*
2. *Brick soldier band at midway and under EIFS cornice changed to accent color.*
3. *Rectangular accent brick added behind gooseneck lights along North, West and South building elevations.*

4. *Herringbone brick pattern added at window height to North, West and South building elevations. This pattern is intended to mimic window locations.*

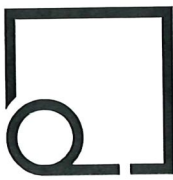
See attached list of attachments.

List of Attachments

to Exhibit A to
Administrative Alternates

Property: 1541 Sunday Drive
Property Owner: MMIC-TL Inc., Partners II, LLC

- Graphic drawing representing elevations of the building
- Graphic drawing representing west view of the building
- Graphic drawing representing north view of the building
- Site Plan



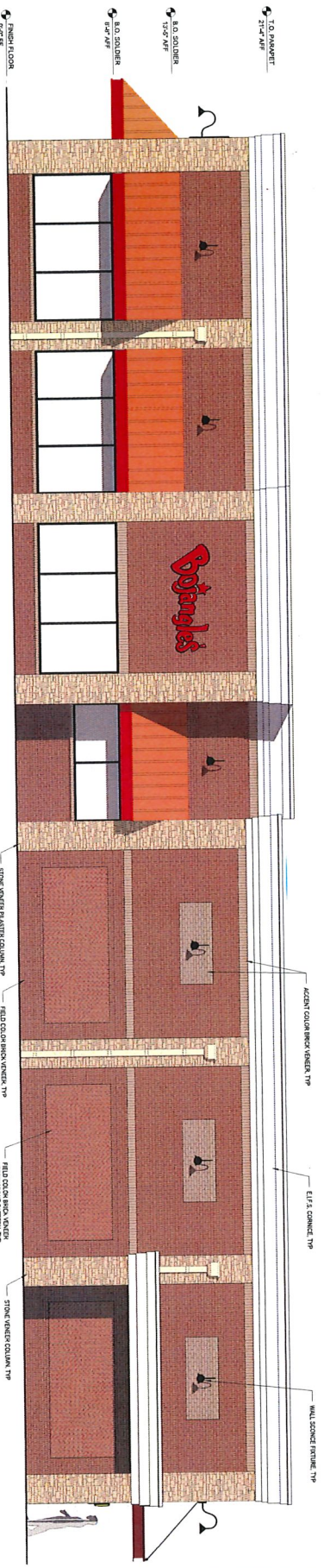
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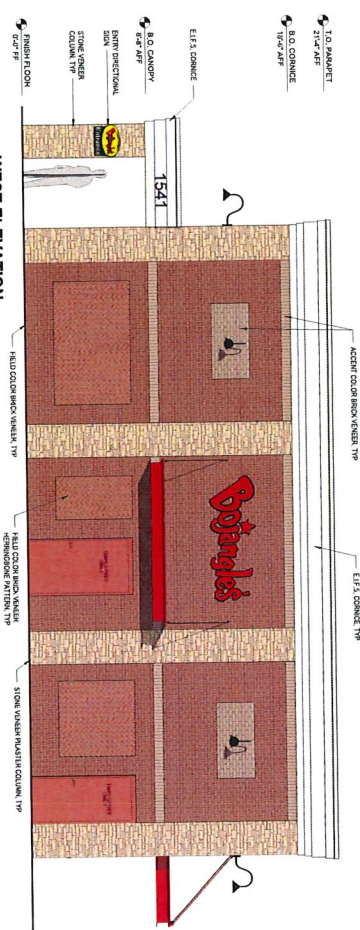
designdevelopment
ARCHITECTS

800 Sothern Woods
Suite 102
Raleigh, NC 27615
919.548.4474

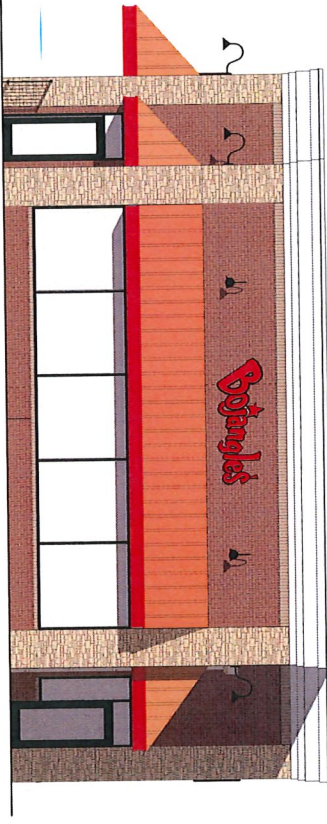
1 NORTH ELEVATION
1/4" = 1'-0"



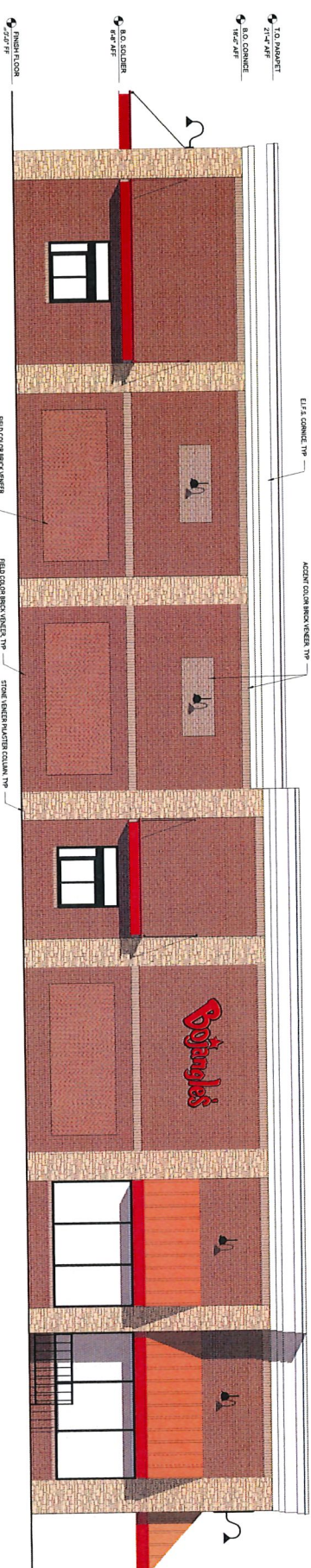
2 WEST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



No.	Description	Date
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PROJECT #: 180037
DATE:

BUILDING ELEVATIONS

A2.1

DRAWN DATE: 2/27/2019 2:51:29 PM

BOLANQUES -
TRINITY RD
1541 SUNDAY DRIVE
RALEIGH, NC 27607



BOJANGLES - TRINITY RD

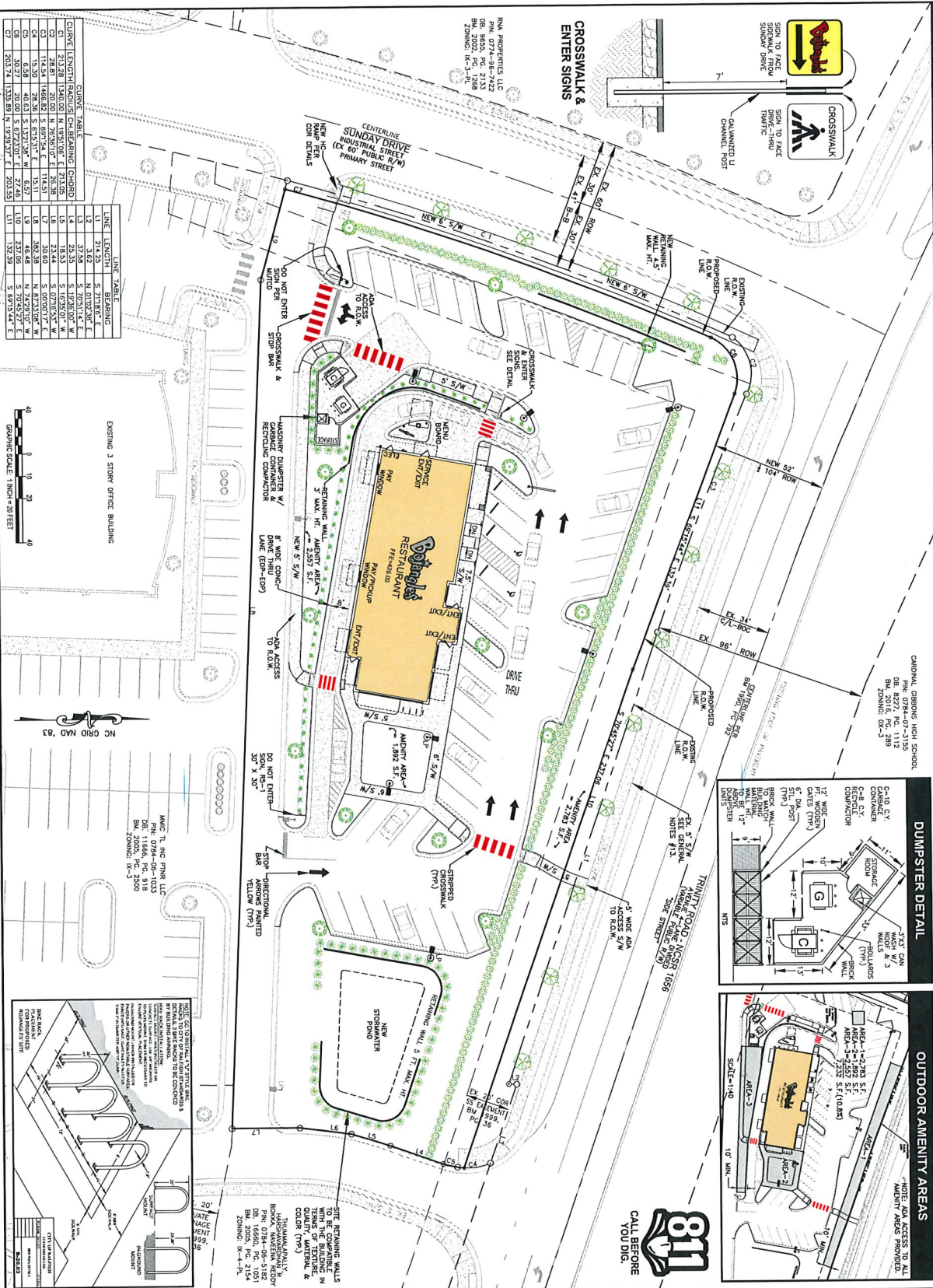
1541 SUNDAY DRIVE
RALEIGH, NC 27607

 designdevelopment
ARCHITECTS



BOJANGLES - TRINITY RD

1541 SUNDAY DRIVE
VALEPORT, MO 20607



SITE DATA TABLE

OWNERS: MMIC TL INC PTNR II LLC

SITE ADDRESS: 1541 SUNDAY DRIVE

PIN NUMBER (C01-Z): 0/84-00-1200

JURISDICTION: **RALEIGH**

PROPOSED USE: DRIVE THRU RESTAURANT

EXISTING LOT AREA: 1.62 AC. (70,445 S.F.)

BUILDING INFORMATION:

SEALING CAPACITY: 100 SEALS
BUILDING DIMENSIONS: 110 FT. L X 41 FT. W

PARKING REQUIREMENTS:

PARKING REQUIRED: 4,180 / 150 = 28 SPACES

DIKE PARKING REQUIREMENTS:

BIKE SPACES PROVIDED: 4 BIKE SPACES (2 RACKS)

OUTDOOR AGENCY AREA REQUIREMENTS:

REQUIRED AMENITY AREA: 67,198 X 10% = 6,720 S.F.
PROVIDED AMENITY AREA: 7,232 S.F. (10.9%) SEE DETAIL ON SHEET-3

0.19 AC (0.186 S.F.)

Journal of Management Inquiry 22(3)

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CITY OF BALDWIN UTILITY EASEMENTS

PERCENTAGE OR BUILD-TO RANGE. BOTH SUNDAY DR. AND TRINITY RD. HAVE EXISTING CITY OF RALEIGH SANITARY SEWER

WAS CONFIRMED BY CITY OF RALEIGH SENIOR PLANNER ERIC

DERIVATIVE NO. 100:

TRI-ARC FOOD SYSTEMS, INC.
DEVELOPMENT ENGINEERING, INC.
344 W. MILL BROOK ROAD
2008 WATERS EDGE DRIVE

PHONE: 919-859-1131
FAX: 919-859-9361

PHONE: 919-847-8300
FAX: 919-847-2130

DAVID -E-@INC.COM

ARCHITECTURAL DESIGN: DESIGN PRINCIPLES AND ARCHITECTURE

RALEIGH, NC 27615
PHONE: 919-848-4474

PROVINCIAL MANAGER
E-MAIL: _____

* BLUE SQUARES FORMER LOCATIONS THAT THEY HAVE BECOME

2. THE PROPOSED DUMPSTER ENCLOSURE FACILITY WILL HAVE ONE THE SOLID WASTE DESIGN MANUAL.

3. ALL STORM INLETS MUST BE AT LEAST 20-FT AWAY FROM THE

THE UNIVERSITY OF CHICAGO

BOUNDARY, TOPOGRAPHY SURVEY PROVIDED BY:

RALEIGH, NC 27615
OFFICE: 919-847-1800 NC LICENSE # B-03203

ALL CONSTRUCTION TO CITY OF RALEIGH

FINAL PLAN - NOT RELEASED FOR CONSTRUCT

ENGINEERING

Engineering Consultants 3

Fax: 919-847-2130
E-mail: OCS@Cid-time.com